067.A	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,600 / 844,600
					USE VALUE:	844,600 / 844,600
					ASSESSED:	844,600 / 844,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		IVY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKO MICHEAL DAVID &
Owner 2:	MARKO CHRISTINA KAISER
Owner 3:	
Street 1:	11 IVY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ENGLISH JEAN A/TRUSTEE -
Owner 2:	BURGUNDY REALTY TRUST -
Street 1:	11 IVY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Aluminum Exterior and 2144 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6093.000	422,600		422,000	844,600
Total Card	0.140	422,600		422,000	844,600
Total Parcel	0.140	422,600		422,000	844,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.94 | /Parcel: 393.9

Legal Description

User Acct 128766

GIS Ref

GIS Ref

Insp Date 10/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	422,600	0	6,093.	422,000	844,600	844,600	Year End Roll	12/18/2019
2019	101	FV	333,700	0	6,093.	391,800	725,500	725,500	Year End Roll	1/3/2019
2018	101	FV	333,700	0	6,093.	391,800	725,500	725,500	Year End Roll	12/20/2017
2017	101	FV	333,700	0	6,093.	343,600	677,300	677,300	Year End Roll	1/3/2017
2016	101	FV	333,700	0	6,093.	313,500	647,200	647,200	Year End	1/4/2016
2015	101	FV	308,100	0	6,093.	277,300	585,400	585,400	Year End Roll	12/11/2014
2014	101	FV	308,100	0	6,093.	262,200	570,300	570,300	Year End Roll	12/16/2013
2013	101	FV	296,300	0	6,093.	249,600	545,900	545,900		12/13/2012

!5806!

PRINT

Date	Time
12/10/20	20:38:43

LAST REV

Date	Time
08/12/19	10:52:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5806

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ENGLISH JEAN A/	54753-351		5/28/2010		505,000	No	No		
NICOLORO ROBERT	31757-486		8/28/2000		320,000	No	No		
	20793-567		9/1/1990		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2016	2101	New Wind	6,000	C				
2/14/2013	199	Dormers	70,000					
10/2/2009	936	Addition	130,000			G	GROWTH	2 STORY 20X20 W/ B
11/25/2002	987	Add Bath	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
7/29/2013	Measured	HC	Helen Chinal
4/6/2009	Measured	372	PATRIOT
11/14/2000	MLS	MM	Mary M
11/17/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128766
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6093		Sq. Ft.	Site		0	70.	0.99	12									421,955						422,000	

Total AC/HA: 0.13988 | Total SF/SM: 6093 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,955 | Spl Credit | Total: 422,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	35	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13973880
Const Adj.:	0.99989998
Adj $ / SQ:	119.661
Other Features:	99002
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442996
Depreciation:	20378
Depreciated Total:	422618

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

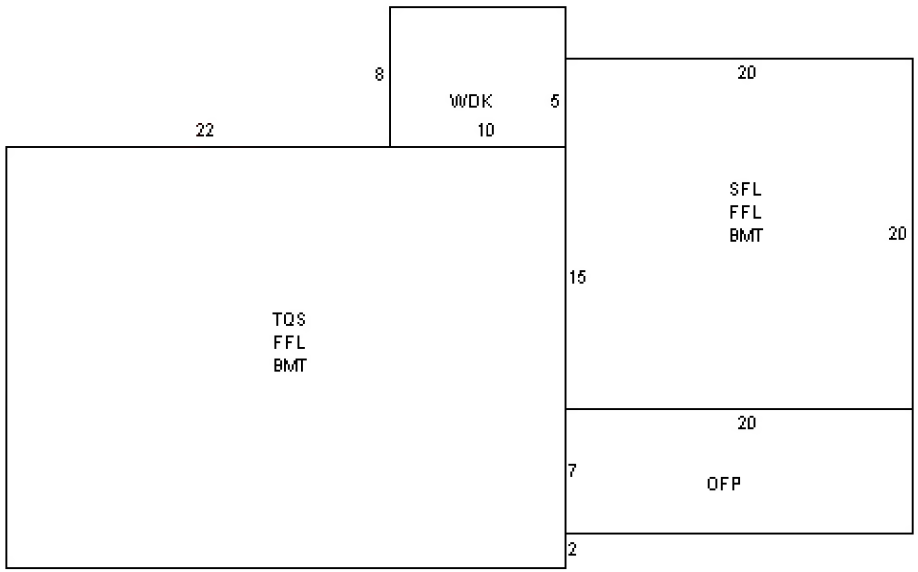
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	131.63
Special Features:	0	Val/Su Net:	119.65
Final Total:	422600	Val/Su SzAd	197.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	35.900	41,929
FFL	First Floor	1,168	119.660	139,764
TQS	3/4 Story	576	119.660	68,925
SFL	Second Floor	400	119.660	47,864
OFP	Open Porch	140	28.280	3,960
WDK	Deck	80	16.000	1,280

Net Sketched Area:	3,532			Total:	303,722
Size Ad	2144	Gross Are	3724	FinArea	2144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

067.A-0003-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: